

Johnson County
Becky Ivey
Johnson County
Clerk

Instrument Number: 43473

eRecording - Real Property

Certificate/Certification

Recorded On: November 17, 2021 08:26 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** **THIS PAGE IS PART OF THE INSTRUMENT** *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 43473
Receipt Number: 20211117000008
Recorded Date/Time: November 17, 2021 08:26 AM
User: Leslie S
Station: ccl83

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF JOHNSON

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Johnson County, Texas.**

Becky Ivey
Johnson County Clerk
Johnson County, TX

Becky Ivey

Wildcat Ridge Homeowners Association, Inc.
Management Certificate

In accordance with the Texas Property Code Section 209.001 et seq., also known as the Texas Residential Property Owners Protection Act, this Management Certificate of the Wildcat Ridge Homeowners Association, Inc. shall be recorded in each county in which any portion of the residential subdivision is located. The residential subdivision is located entirely within Johnson County, Texas.

This Management Certificate hereby declares that:

- (1) The name of the subdivision is Wildcat Ridge (aka "Wildcat"), an Addition to Johnson County, Texas, per the Plats recorded in the Johnson County Plat Records as follows:
 - a. The Final Plat of Wildcat Ridge, Phase 1, recorded on the 8th day of May 2015 as DRW F Volume 10 Page 794 in the Johnson County, Texas Plat Records, being a tract of land situated in the Johnson County School Land Survey, Abstract No. 443, Johnson County, Texas, said Phase 1B containing 3,867,009 Square Feet or 88.774 Acres of land more or less, same being Lots 1X-27, Block 1; Lots 1-19, Block 2; Lots 1-9, Block 3; Lots 1-7, Block 4; Lot 1X, Block 5; and
 - b. The Final Plat of Wildcat Ridge, Phase II, recorded on the 28th day of May 2020 as DRW K Instrument Number 2020-82 in the Johnson County, Texas Plat Records, being the Plat for the tract of land situated in the Johnson County School Land Survey, Abstract No. 443 and the R.A. Porter Survey, Abstract No. 676, Johnson County, Texas, 94.408 Acres of land more or less, same being Lots 1-11, Lot 12X, Lots 13-113, 114X, 115X, 116-127, 128X, & 129-182.
- (2) The name of the Association is Wildcat Ridge Homeowners Association, Inc., which is also known variously as "Wildcat Ridge Homeowners Association" or "Wildcat Ridge HOA".
- (3) The name, mailing address, phone number, and email for the Association Manager is:

Branique Morrison, Association Manager
Brazos Valley Property Management, LLC
5310 E US Highway 377, suite 100
Granbury, Texas 76049
Phone: 817-573-7652
Email: Branique@BrazosValleyPropertyMgmt.com
- (4) The adoption and recording history of the Declaration of Covenants, Conditions, and Restrictions governing the Wildcat Ridge Addition, Johnson County, Texas, and governing the Wildcat Ridge Homeowners Association, is as follows:
 - a. The November 2020 Supplement and Amendment to the Declaration of Covenants, Conditions and Restrictions for Wildcat Ridge, recorded as Document Number 2021-325 on the 5th day of January 2021 in the Official Records of Johnson County, Texas.
 - b. The Declaration of Covenants, Conditions and Restrictions Amended and Restated in its Entirety for Wildcat Ridge aka "Protective Covenants", recorded as Document Number 2018-34165 on the 17th day of December 2018 in the Official Records of Johnson County, Texas.

- c. The First Amendment to Declaration of Covenants, Conditions and Restrictions for Wildcat Ridge, Johnson County, Texas, recorded as Document Number 2016-10880 on the 12th day of May 2016 in the Official Records of Johnson County, Texas.
- d. The Declaration of Covenants, Conditions, and Restrictions for Wildcat Ridge, recorded as Document Number 2015-11916 on the 4th day of June 2015 in the Official Records of Johnson County, Texas.

Signed this 29 day of January 2021

Wildcat Ridge Homeowners Association, Inc.

By: 

Charles Jason Britt, President – CJB Development LLC, Declarant

State of Texas
County of Hood

This instrument was acknowledged before me on January 29, 2021 by Charles Jason Britt, President of CJB Development LLC, Declarant of Wildcat Ridge Homeowners Association, Inc.


Notary Public, State of Texas

Acknowledged this 29 day of January 2021

Brazos Valley Property Management, LLC

Manager of Wildcat Ridge Homeowners Association, Inc.

By: 

Branique Morrison, Manager

